



The Old Cottage The Street, Ripe, East Sussex, BN8 6BD

# The Old Cottage The Street, Ripe, East Sussex, BN8 6BD

Guide Price £1,000,000

Quintessential English village life is found at this architecturally inspiring, detached Grade II (star) Listed house of period character and charm. This fine family home dates back to the early 1600s. The property is a five bedroom (two attic bedrooms) home which has been thoughtfully and imaginatively extended by the owners, adding not only to the living space but providing a profusion of light to the ground floor accommodation, but also a framed view of the enchanting rear garden.

The accommodation comprises solid oak front door into the double aspect Reception Hall with brick paved floor, leaded light windows and exposed beams; extended dual aspect Sitting Room with feature inglenook fireplace and fitted log burner, exposed beams, leaded light windows to front, brick floor, double glazed bi-fold doors onto the garden. A glass roofed corridor, part of the new extension with brick floor and underfloor heating, runs across the rear of the house providing open access into the Breakfast Room area with further set of bi-fold doors onto the garden; well fitted open plan Kitchen with good range of wall and floor units, double bowl Butler sink, integrated double oven with integrated eye level microwave over, integrated fridge/freezer, integrated dishwasher, electric induction five plate hob with extractor hood over; Inner Hall with understairs storage cupboard, Cloakroom with low level WC and hand wash basin; Utility Room with fitted base and wall units, under counter space for washing machine and fridge, freestanding space for fridge/freezer, brick paved floor with underfloor heating, door into Garage, sliding door into 'Orchid Greenhouse' with patio doors to the garden; Dining Room with painted pine floorboards, feature inglenook fireplace and inset log burner, exposed beams.

Staircase from Dining Room to half landing Family Bathroom with half panelled walls, stripped pine floorboards, cupboard housing hot water tank, free standing roll-top bath with shower attachment, pedestal hand wash basin, low level WC, heated towel rail; First Floor Landing with panelled walls leading to Principal Bedroom with dual aspect, feature fireplace, exposed beams, fitted wardrobe cupboard; en suite Shower Room with large walk-in glass screened shower unit with sliding glass door, low level WC, double hand wash basins fitted over vanity unit, two heated towel rails, panel bath; Bedroom 2 with feature fireplace, exposed beams; Bedroom 3/Study with fitted cupboard and shelving to either side of chimney breast. Oak latch door on Landing with further staircase with exposed display areas of original wattle and daub to Attic rooms; Bedroom 4 with stripped pine floor, exposed oak beams, fitted cupboard, small roof light; Bedroom 5 with range of fitted cupboards into the eaves, stripped pine floor, small roof light.

Mains water, electricity and drainage. Oil fired central heating serving panel radiators and underfloor heating to the extension. Old latch doors and exposed timbers throughout. Wealden District Council Tax Band G.

Outside: The Old Cottage sits on the lane with a low wall enclosed front garden with path and steps leading to the front door. To the side of the property is a driveway for one vehicle and the attached Garage with double opening wooden doors, electric light and power, floor mounted oil fired Worcester Bosch boiler.

The fully enclosed private rear garden is an absolute delight with changing colour schemes through the seasons. There is covered porch with seating and a paved patio with working well and outside tap. A good expanse of lawn with Magnolia tree, Portuguese Laurel, and mature planting leads to a large ornamental pond, and to the side a crazy paved path meanders between two Yew Trees onto another terrace with fig tree - the perfect spot for al fresco dining. To the other side is an orchard of plum, pear, quince and apple trees and an area of kitchen garden with raised beds. Beyond this, a long arched tunnel of climbing white roses leads to the top of the garden and to the rear double cast iron gates giving access to the lane behind.

Ripe village has its own 13th century Parish Church, highly acclaimed Village Store with Post Office and enjoys an active social calendar. There is a Nursery School in the village, and a wide choice of schooling for all ages close by. The mainline railway station at Berwick is about 3 miles away connecting to Lewes. There is a half-hourly train service from Lewes to London Victoria in just over the hour. The historic county town of Lewes with its comprehensive shopping and schooling is just 7 miles distant, and the famous Glyndebourne Opera House is about 6 miles away on the edge of Ringmer.









**Entrance Hall**

**Sitting Room**

29'9" x 13'7" (9.07m x 4.14m)

**Dining Room**

15'10" x 13'2" (4.83m x 4.01m)

**Kitchen Breakfast Room**

17' x 10'9" (5.18m x 3.28m)

**Utility Room**

13'7" x 6'11" (4.14m x 2.11m)

**Cloakroom/WC**

**Glass House**

**First Floor Landing**

**Bedroom**

14'11" x 13'6" (4.55m x 4.11m)

**Ensuite Bathroom**

**Bedroom**

16'3" x 13'4" (4.95m x 4.06m)

**Bedroom**

9'9" x 9'4" (2.97m x 2.84m)

**Dressing Room/ Study**

10'6" x 9'4" (3.20m x 2.84m)

**Family Bathroom**

**Second Floor Landing**

**Attic Bedroom**

10'5" x 10'4" (3.18m x 3.15m)

**Attic Bedroom**

10'6" x 9'4" (3.20m x 2.84m)

**Garage**

16'1" x 8'3" (4.90m x 2.51m)

**Front & Extensive Rear Gardens**

**EPC: Exempt**

**Council Tax: G**





# The Street, Ripe, BN8 6BD

Approximate Gross Internal Area = 253.3 sq m / 2726 sq ft  
(Including Garage / Lofts)

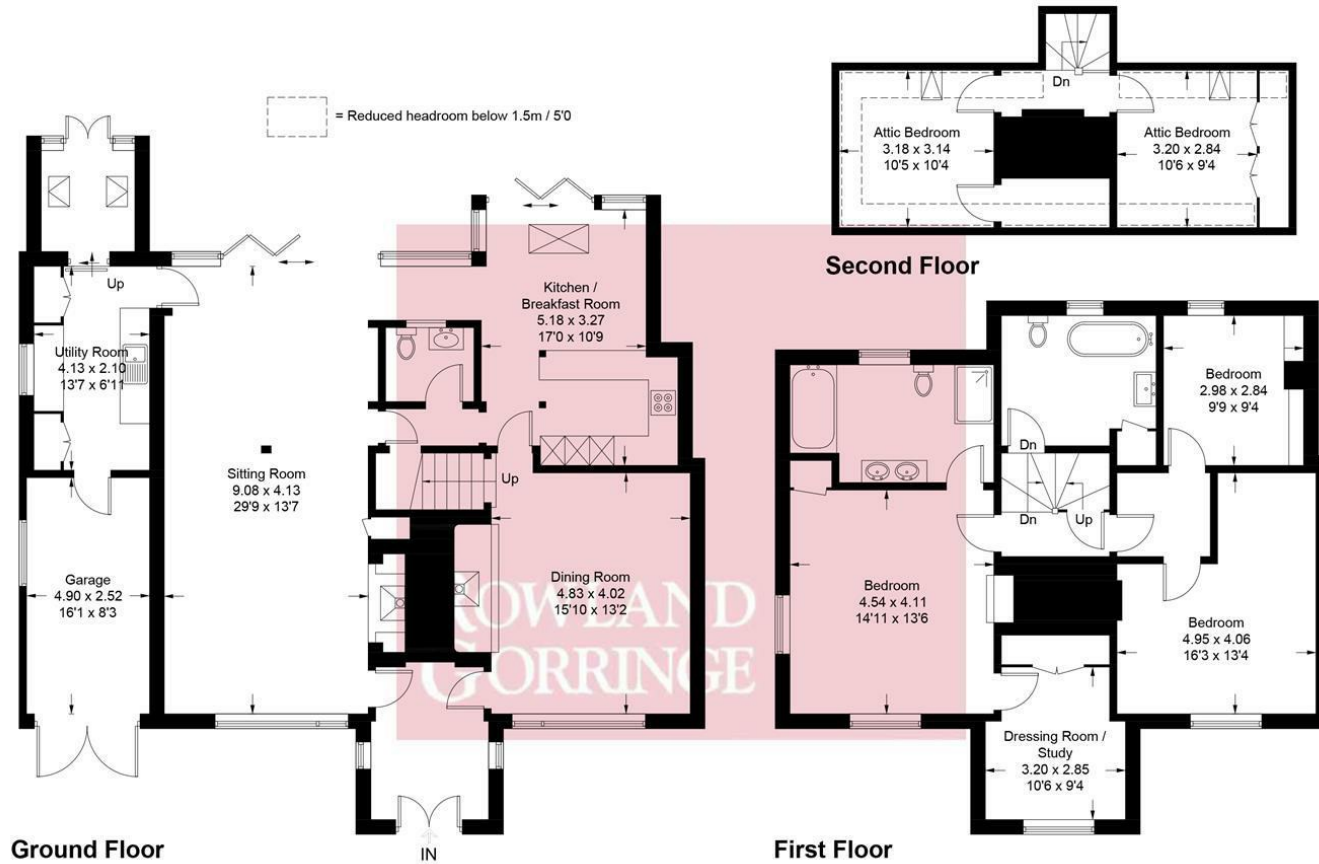


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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